

SNAPSHOT of HOME Program Performance--As of 09/30/10
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Massachusetts**

PJ's Total HOME Allocation Received: **\$247,359,101**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	99.97%	94.34%	6
% of Funds Disbursed	93.61%	87.83%	12
Leveraging Ratio for Rental Activities	13.86	4.37	3
% of Completed Rental Disbursements to All Rental Commitments**	98.44%	94.47%	14
% of Completed CHDO Disbursements to All CHDO Reservations**	89.81%	81.39%	13
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	81.37%	80.61%	34
% of 0-30% AMI Renters to All Renters**	50.24%	37.69%	14
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	99.88%	98.99%	21
<u>Overall Ranking:</u>			4 / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	\$25,836	\$28,730	5,098 Units 59.8%
Homebuyer Unit	\$18,839	\$13,350	2,373 Units 27.8%
Homeowner-Rehab Unit	\$17,593	\$20,861	640 Units 7.5%
TBRA Unit	\$9,498	\$3,081	420 Units 4.9%

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Massachusetts MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

\$170,053	\$152,851	\$18,619
\$154,133	\$104,976	\$23,754
\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0	%
1.2	%

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	44.1	50.9	94.8	0.0
Black/African American:	27.4	16.6	2.5	0.0
Asian:	2.0	4.1	0.0	0.0
American Indian/Alaska Native:	0.5	0.7	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.1	0.0	0.0
Asian and White:	0.2	0.2	0.0	0.0
Black/African American and White:	0.2	0.3	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.8	1.1	0.0	0.0
Asian/Pacific Islander:	0.4	1.2	0.5	0.0

ETHNICITY:

Hispanic	24.3	24.8	1.9	0.0
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HOUSEHOLD SIZE:

1 Person:	46.3	17.4	31.4	0.0
2 Persons:	23.4	19.8	23.3	0.0
3 Persons:	16.4	25.1	13.9	0.0
4 Persons:	8.7	21.8	17.5	0.0
5 Persons:	3.9	10.7	8.4	0.0
6 Persons:	1.0	3.8	3.9	0.0
7 Persons:	0.2	1.1	0.9	0.0
8 or more Persons:	0.1	0.4	0.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	26.2	25.7	14.5	0.0
Elderly:	27.9	1.3	34.2	0.0
Related/Single Parent:	33.2	29.0	15.0	0.0
Related/Two Parent:	9.9	37.9	34.8	0.0
Other:	2.8	6.1	1.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	39.6	3.1 [#]
HOME TBRA:	1.6	
Other:	21.0	
No Assistance:	37.7	

of Section 504 Compliant Units / Completed Units Since 2001 1077

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts State: MA

Summary: 0 / Of the 5 Indicators are Red Flags Overall Rank: 4

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 93.85%	98.44	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 75.45%	89.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.37	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 99.12%	99.88	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.450	1.11	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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OVERALL RANKING - 3Q03 to 4Q09

State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Massachusetts

